Karen Johnson Davidson County
Batch# 931901 DEEDQC
10/20/2022 10:32:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221020-0114433

THIS INSTRUMENT PREPARED BY:
J. B. (JACK) FREEDLE
Attorney at Law
103 Main Street
Portland, Tennessee 37148
(615) 325-2508

Send tax bills to new owner at:
James D. White, Jr.
5336 Lickton Pike
Goodlettsville, TN 37072

Map 23

Parcel 98.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, MINNAWARE E. WHITE, hereinafter called the Grantor, have bargained and sold my interest in the following described property, and by these presents do transfer, convey, and quitclaim unto, JAMES D. WHITE, JR., Grantee, his heirs and assigns, forever, all of my estate, right, title, and interest and claim in and to a certain tract of land, with said land being described as follows:

> A parcel of land in the 10th Civil District of Davidson County, Tennessee, beginning at a point in the center of the Lickton Pike at the east end of a line fence, a corner to Mrs. H. D. Ragen and the north east corner of the property herein described, thence with the center line of said pike as follows: south 19° 15' west 185.5 feet; south 17°45' west 100 feet; south 14°40' west 100 feet to a point, a corner to Noble E. Cummings Jr; thence with the line of said Cummings north 71°25' west, passing through the center of a 20 inch walnut tree at 124 feet and continuing on in all 386 feet to a 20 inch elm tree, a corner in the line of said Cummings; thence with the line of said Cummings north 6°25' east 304 feet to a post, said post being north 10°40' west about 14 feet from a 26 inch mulberry tree, a corner to said Cummings in the line of aforesaid Mrs. Ragen; thence with the line of said Mrs. Ragen, a fence, south 82°30' east 452 feet more or less to the beginning, containing 3.26 acres more or less.
>
> Being the same property conveyed to James D. White, et ux. Minnaware C. White by Deed of record at Deed Book 4163, page 862 in the Register's Office for Davidson County, Tennessee. James D. White is deceased, thereby vesting fee simple title in his surviving spouse, Minnaware C. White, the Grantor herein.

WITNESS my hand this 13th day of October, 2022.

Minnaware C. White
MINNAWARE C. WHITE

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, the within named MINNAWARE C. WHITE with whom I am personally acquainted or who proved her identity upon satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, on this, the 13th day of October, 2022.

x Spencer Webb
NOTARY PUBLIC
My commission expires: 10-18-22

SPENCER WEBB
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

I hereby swear that the actual consideration or value of this transfer is $0.00.

x Minnaware C. White
AFFIANT

Sworn to and subscribed before me this 18 day of October, 2022.

Robert H. Getts
NOTARY PUBLIC
My commission expires: 5-5-2025

ROBERT H GETTS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY